

Exhibit A1

TOWN OF WATERBURY ZONING PERMIT APPLICATION

Date: 03-23-2022 Application #: 021-22
 Fees Paid: 3600 + \$15 recording fee = 3615.-
 Parcel ID #: 100-2933
 Tax Map #: 09-316.000

Please provide all of the information requested in this application.

Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process of this application. Based upon the nature of the project you may need to submit additional information. For instructions on how to fill out this form please refer to the *Zoning Permit Application Instructions & Fee Schedule* available on the municipal website or at the municipal offices. Submit one copy of the completed application and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

CONTACT INFORMATION

APPLICANT

Name: Ivy Ventures, Inc.
 Mailing Address: 2933 Waterbury-Stowe Rd
Waterbury Center, VT 05677
 Home Phone : 802-244-7880
 Work/Cell Phone: _____
 Email: George@IvyComputer.com

PROPERTY OWNER (if different from Applicant)

Name: _____
 Mailing Address: _____
 Home Phone : _____
 Work/Cell Phone: _____
 Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): 2933 Waterbury-Stowe Rd
Waterbury Center, VT 05677
 Lot size: 8.1 Acres Zoning District: Rt100
 Existing Use: Commercial Proposed Use: Commercial
 Brief description of project: Remove the house/office, and Theater(tent)
and replace with an 11,000 sqft footprint 23,000sqft usable office
building

Cost of project: \$ 4,000,000 Estimated start date: summer 2022
 Water system: Municipal Waste water system: _____

EXISTING

Square footage: 7,000 Height: 18'
 Number of bedrooms/baths: 0/7
 # of parking spaces: _____
 Setbacks: front: 283'
 sides: 136/ 228' rear: 15'

PROPOSED

Square footage: 11,000 Height: 35'
 Number of bedrooms/bath: 0/11
 # of parking spaces: +83
 Setbacks: front: 200'
 sides: 101 / 335' rear: 107'

ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- Curb Cut / Access permit
- E911 Address Request
- Water & Sewer Allocation
- none of the above

[Additional State Permits may also be required]

CHECK ALL THAT APPLY:

NEW CONSTRUCTION

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Commercial / Industrial Building
- Residential Building Addition
- Comm./ Industrial Building Addition
- Accessory Structure (garage, shed)
- Accessory Apartment
- Porch / Deck / Fence / Pool / Ramp
- Development in SFHA (including repairs and renovation)
- Other _____

USE

- Establish new use
- Change existing use
- Expand existing use
- Establish home occupation

OTHER

- Subdivision (# of Lots: _____)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other _____

SKETCH PLAN

Please include a sketch of your project, drawn to scale, with all required measurements - see *Zoning Permit Application Instructions*. You may use the space below or attach separate sheets. For plans larger than 11"x17" please provide a digital copy (pdf, file format) in addition to a paper copy.

Exhibit A2

SIGNATURES

The undersigned hereby applies for a Zoning Permit for the use described in this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.

George Pierce 3/20/2022
Applicant Signature date

George Pierce 2/20/2022
Property Owner Signature date

CONTACT

Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

OFFICE USE ONLY

Zoning District/Overlay: RTE 100
Review type: Administrative DRB Public Warning Required: Yes No
DRB Referral Issued (effective 15-days later): March 30, 2022
DRB Mtg Date: April 20, 2022 Decision Date: _____
Date Permit issued (effective 16-days later): _____
Final Plat due (for Subdivision only): _____
Remarks & Conditions: _____
Authorized signature: _____ Date: _____

REVIEW/APPLICATIONS:
 Conditional Use Waiver
 Site Plan
 Variance
Subdivision:
 Subdv. BLA PUD
Overlay:
 DDR SFHA RHS CMP
 Sign
 Other _____
 n/a

Exhibit A3

Date:	3.23.2022	Application #:	021-22
Fees Paid:	3,600	(\$15 recording fee already paid)	
Parcel ID #:	100-2933		
Tax Map #:	09-316.000		

TOWN OF WATERBURY SITE PLAN REVIEW INFORMATION

This Site Plan Review information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

PROJECT DESCRIPTION

Brief description of project: Remove the house/office, and Theater(tent) and replace with an 11,000 sqft footprint 23,000sqft usable office building

See attached narrative for details

SITE PLAN REVIEW CRITERIA

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- Adequacy of traffic access
- Adequacy of circulation and parking
- Adequacy of landscaping and screening (including exterior lighting)
- Requirements for the Route 100 Zoning District
- Special considerations for projects bordering Route 2, Route 100, or Interstate 89

SITE PLAN SUBMISSION REQUIREMENTS

Before an application for site plan review is considered complete, the applicant shall file a site plan, clearly drawn to the largest practical scale, showing the following:

- Location and dimensions of lot lines, names of adjacent landowners, all easements, utilities, and existing and proposed structures.
- All access to public streets or roads, parking and service areas, pedestrian walkways, curbs and stormwater drainage.
- Pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting.
- Building elevations and footprints.
- Detailed site grading and landscaping, indicating existing and proposed trees, shrubs, and ground cover.
- Two copies of all plans.
- For plans larger than 11"x17" please submit a digital plan set in addition to the paper copy (pdf. file format).

CONTACT Zoning Administrator Phone: (802) 244-1018
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

Exhibit A4

Date:	3.23.2022	Application #:	021-22
Fees Paid:	3,600	(\$15 recording fee already paid)	
Parcel ID #:	100-2938		
Tax Map #:	09-316.000		

TOWN OF WATERBURY CONDITIONAL USE INFORMATION

This Conditional Use (and Setback Waiver) information sheet supplements the Zoning Permit application. Please provide all of the information requested on each form. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

PROJECT DESCRIPTION

Brief description of project: ~~Remove the house/office, and Theater(tent) and replace with an 11,000 sqft footprint 23,000sqft usable office building~~

See attached narrative for details

CONDITIONAL USE CRITERIA

Please respond to the following; you may answer on a separate sheet and attach additional pages and supporting materials:

1. Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways , municipal water or sewer systems, school system , fire protection services):
2. Describe how the proposed use will not have an undue adverse impact on the character of the area affected as defined by the Municipal Plan and the zoning district in which the proposed project is located:
3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:
5. For removal of earth or mineral products which is not incidental to a construction, landscaping, or agricultural operation, a removal project must meet specific conditions outlined within Section 302 of the Waterbury Zoning Regulations. Are the conditions included within the Application Submittals?

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Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Waterbury, VT 05676
Municipal Website: www.waterburyvt.com

Exhibit A5

Notes for continued hearing DRB #12-22 Ivy Ventures, Inc.

Date: 5/26/2022

Second Hearing 6/1/2022

- Summary
 - As a result of the hearing 4/20/2022 there were various questions related to the application. Those questions are meant to be addressed here.
- Building Size
 - The mezzanine has been removed making the usable area 22,000 sq ft
 - The entrances have been updated, removing the roof gables. See the included elevation drawings EL1 & EL2.
 - EL Elevation drawings
 - Show the revised entry format
 - Show removal of gables
 - Show the reduced height of 33'
 - Upper windows have been extended to the soffit
- Screening
 - The 30' Pine trees have been moved. 4 could not be moved resulting in 10 being moved.
 - See pictures below of the new existing views from the road
 - The following new or updated drawings are provided
 - Si1 Site plan
 - The moved tree layout was changed slightly to add one tree at the southernmost point
 - The four trees identified along the northern line were not placed, and at this point we do not have definite plans to place any trees there.
 - Three new trees have been added. These will be new white pines approx. 12' along the SE edge of the moved Pines, to cover the gaps better.
 - The existing white cedars, and blueberry bushes have been added to the drawing
 - The overhead profile has been updated
 - Si6 Site Road Way Sight Lines
 - New Drawing
 - Given the proposed screening this illustrates the exposure times along Rt-100, based on the posted 40mph speed limit
 - Generally Northbound there is a .25 second exposure period due east.
 - Generally Southbound there is a 3.4 second exposure period northeast of the property as you come up out of the dip
 - Without removing the driveway there is no practical way of correcting this on our property
 - Si8 Site Road Way Sight Lines Sectional and Photometrics
 - New Drawing

Exhibit A6

- This provides a property sectional and sight lines from Rt100
- Note the building height has been shorten by 2 feet
 - Finished grade 678'
 - Agreed upon existing grade from 4/20 676'
 - Building peak 711'
 - 33' above finished
 - 35' above existing
- Sight line demonstrates the screening effect of the 30' Pines, obscuring the building and the lighting
- Sight line demonstrates the rear parking lot light post. Pitching the head 2 degrees away from rt 100 will obscure the hot spot of the light, and not significantly effect the pool, nor reach the trees
- A similar adjustment (6 degrees) can be made to the eastern most light pole shown, and still not have the light illuminate the building itself.
- Lighting Photometrics
 - Photometrics
 - New Drawing LI-01
 - The Photometrics are shown for the requested lights. At this point we are requesting to use (5) 22,000lm units at 25' and (1) 14,500lm unit at 18'
 - This is fewer units than depicted on other drawings, and this should be the defining drawing on outdoor lighting positions for this project.
 - Note that this layout does not illuminate the exterior of the building, nor the woods on the West side.
 - Si8 shows how the 25' units appear to be sufficiently obscured by the screening
 - Please note: LI-01 was developed by TCE who is actively working on the Storm Water permit. As such the parking lot configuration is being tweaked from earlier drawings to accommodate storm water requirements. The only significant change is a parking area along the North line East of the septic field. It is included on the Storm water drawings as "future expansion" and is included so adding it in the future would not require an alteration to the Storm Water permit. We would welcome the same consideration from Waterbury if possible.
- Building Color/Appearance
 - EL3 Elev Color
 - New Drawing
 - Provides a long and end view of the planned color scheme
 - The roof is gray standing seam 18" spacing
 - Skin is metal insulated panels with a slightly textured finish
- Stormwater
 - Current landscaping plans do not conflict with any storm water plans currently in development.

Exhibit A7

Ivy Ventures 3/22/22 Building Permit Narrative

- Address
 - 2933 Waterbury-Stowe Rd, Waterbury Center, VT
- General Overview
 - Ivy Ventures, wishes remove the 2 building generally referred to as the house (used as an office) and the theater.
 - We wish to replace these with a new office building, 11,000 sq ft foot print, 2 stories with a 1000 sq ft mezzanine on the 2nd floor, and a basement of 4000 sq ft
 - Planned occupancy is for the single tenant of Ivy Computer, Inc.
 - The 3 building on the south side of the property shall remain, generally know as the
 - Sisler shop (5000sq ft)
 - Ivy Computer, former Hooker's Furniture (5000 sq ft foot print)
 - Ivy Computer Store room (2,250 q ft)
- Zoning Consideration
 - The current property measures 8.1 acres and is made up most recently of 2 lots
 - 2933 – 6.1 acres containing the shop, house, and theater
 - The new building shall be totally in this area
 - 2931 (formerly) – 2 acres containing Sisler, and Ivy Computer
 - The 2 lots were combined for tax purposes
 - We request that for purposes of coverage, ZR.504.a that the 5% limitation be applied to the 6.1 acre original parcel, allowing for 13,286 sq ft footprint, made up of the 2,250 sq ft shop, and the 11,000 sq ft proposed building for a total of 13,250 sq ft.
- Conditional Use
 - 1) capacity of community facilities
 - Water – The property has an on site water system designed to spread it's demand over a 24 hour period, thus not overburdening the existing water line
 - The water allocation has been approved. February 14, 2022 Invoice 21422-5858
 - Sewer - shall be on site
 - The State waste water permit has been issued WW-5-3352-2
 - Fire - The newer building shall be built at a much superior fire rating than the two building being removed, thus arguably lessening the fire burden, the nature of the building will require it to have an integrated alarm system.
 - Roads and highways - though with the removal of the two buildings, there will still be a net increase in the traffic from the property, it will better utilize the 2 curb cuts, and as office will still provide less activity than the former Hooker's furniture, or Agway, that once occupied the property.
 - Schools, the added employment net gain of ~120 over 5-10 years will likely increase both the school population and tax base.
 - 2) character and Municipal plan
 - Regarding the broad goals of the municipal plan.
 - Providing a home for Ivy Computer, Inc, in Waterbury supports the economic development of clean, high tech, stem oriented industry,

Exhibit A8

attracting high paid, particularly younger people into both the state and the Waterbury community.

- By repurposing land that is currently developed for this purpose, we provide rehabilitation as well as new construction
- When completed this project will boast only one building using any fossil fuel, the rest will utilize mostly geothermal, and some air based heat pumps. Also it will generate power through a combined 270 KW solar array.
- Though not able to utilize pedestrian and bicycle transportation to the degree we desire, we will provide 20 level 2 charging stations available free top our employees, and guests. Our location also provides very reasonable access to the Waterbury Center residential community by bicycle, that may not be inclined to ride into the state complex or pilgrim park, and with the planned bike path development will make us more accessible to the northern side of the village.
- Though tourism is certainly a dominant economic factor in Waterbury and Vermont, having year round demand for services like Sunflower, Woodstock, Jimmz, CARS, Sunoco, the annex, and the Cider Mill help to stabilize these businesses
 - It is the general intent to obscure the building to the greatest reasonable degree from RT-100. As a destination location there is no need to promote excessive attention. Sufficient existing signage make it sufficient for those seeking this location to find it. Screening vegetation, and building orientation will promote this. Even the main entrance is at the back of the property facing the woods.
- 3) bylaws and ordinances
 - As an extension of the current use of the property, it is not expected to violate any bylaws or ordinances, as the use of the property is expected to continue as it has.
- 4) fumes, and noise, etc.
 - As a computer software company it is not subject to any such issues
- 5) earth removal
 - NA
- The property use remains essentially the same with the removal of the theater usage.
- Site Info
 - The property has 2 curb cuts to Rt-100, and will utilize both of them
 - Parking shall be pushed back as a far onto the property as practical, with at least half of it behind the building
 - The 14 30' foot high white pines shall be relocated in such a way per the site plan so as to minimize visibility from the road.
 - The sloped roof give the building a less industrial look, but makes it difficult to put planting near the actual build. There will be planting around the building though of shrubs and grasses in the 4-5 foot range to break up the facade.
 - Building Color: Although the exact colors have not been chosen yet, they will be muted earth tones

Exhibit A9

- The design meets the requirements of the Route 100 Zoning district
- It should be noted that the Southern roof face shall contain a ~160KW solar array, working in conjunction with the existing 110KW ground based array,
- Also the new building will join the existing Ivy Computer office in utilizing 100% geothermal heating and air conditioning.
- Lighting consideration. It is our intent to control exterior lighting in such a way they will only be on after dark when the buildings are occupied, and in the event that a vehicle enters the property for a reasonable duration.
- Building Exterior
 - The objective is to create a building that blends into it's surrounding.
 - Colors
 - Though no specific colors have been selected, the colors will be muted earth tones



- Textures
 - Like the colors the exterior surfaces have not been selected yet. The exterior surface will likely be a smooth paneled steel surface. The distance from Rt-100 is so great that any surface texture will not be evident.

Exhibit B1



Ivy Computer Inc

Ziemke Glassblowing Studio

Waterbury-Stowe Rd

Sun



2933 Waterbury-Stowe Rd

Exhibit B2

Waterbury, VT

1 inch = 150 Feet

May 26, 2018



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



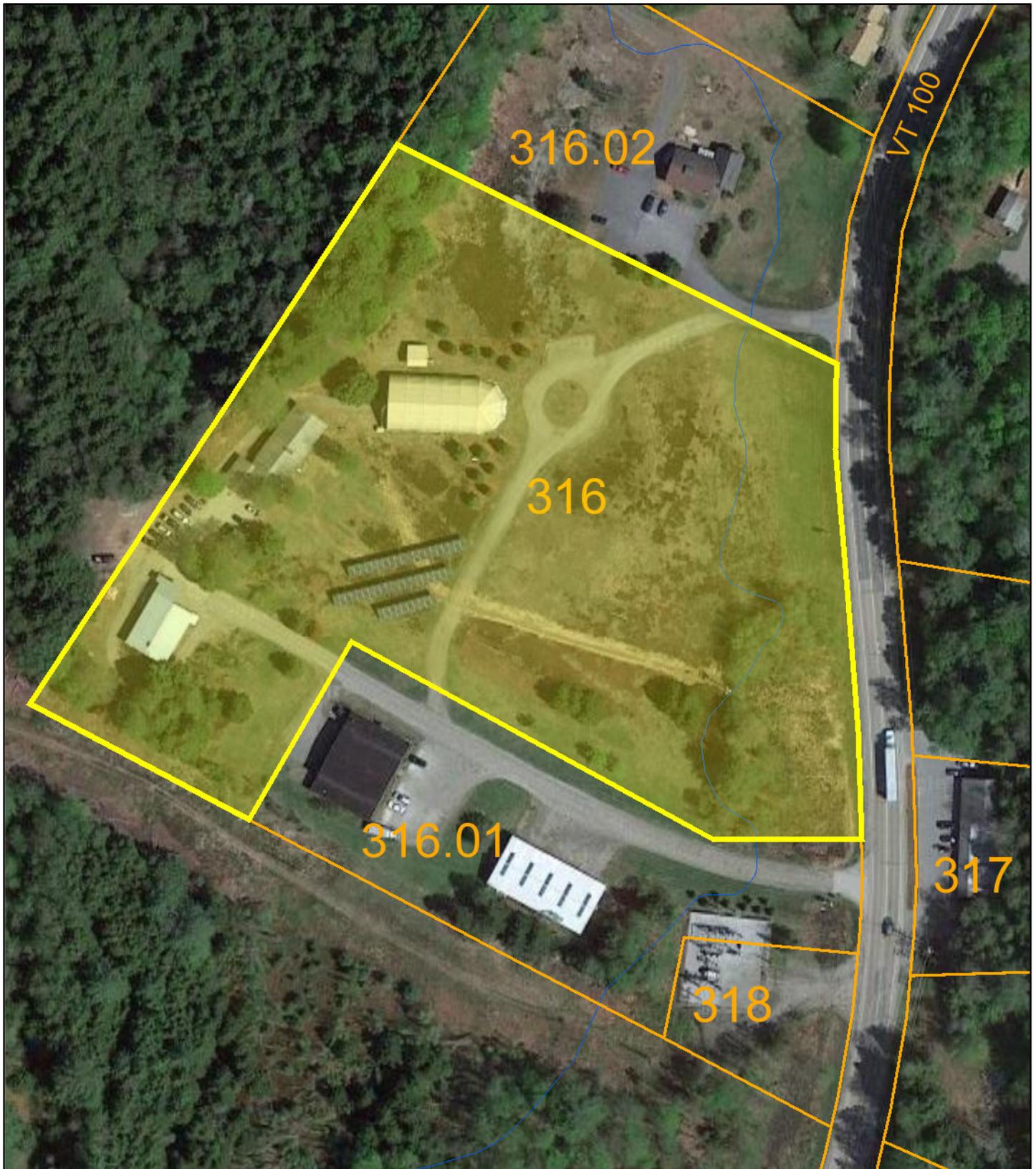
2933 Waterbury-Stowe Rd

Waterbury, VT

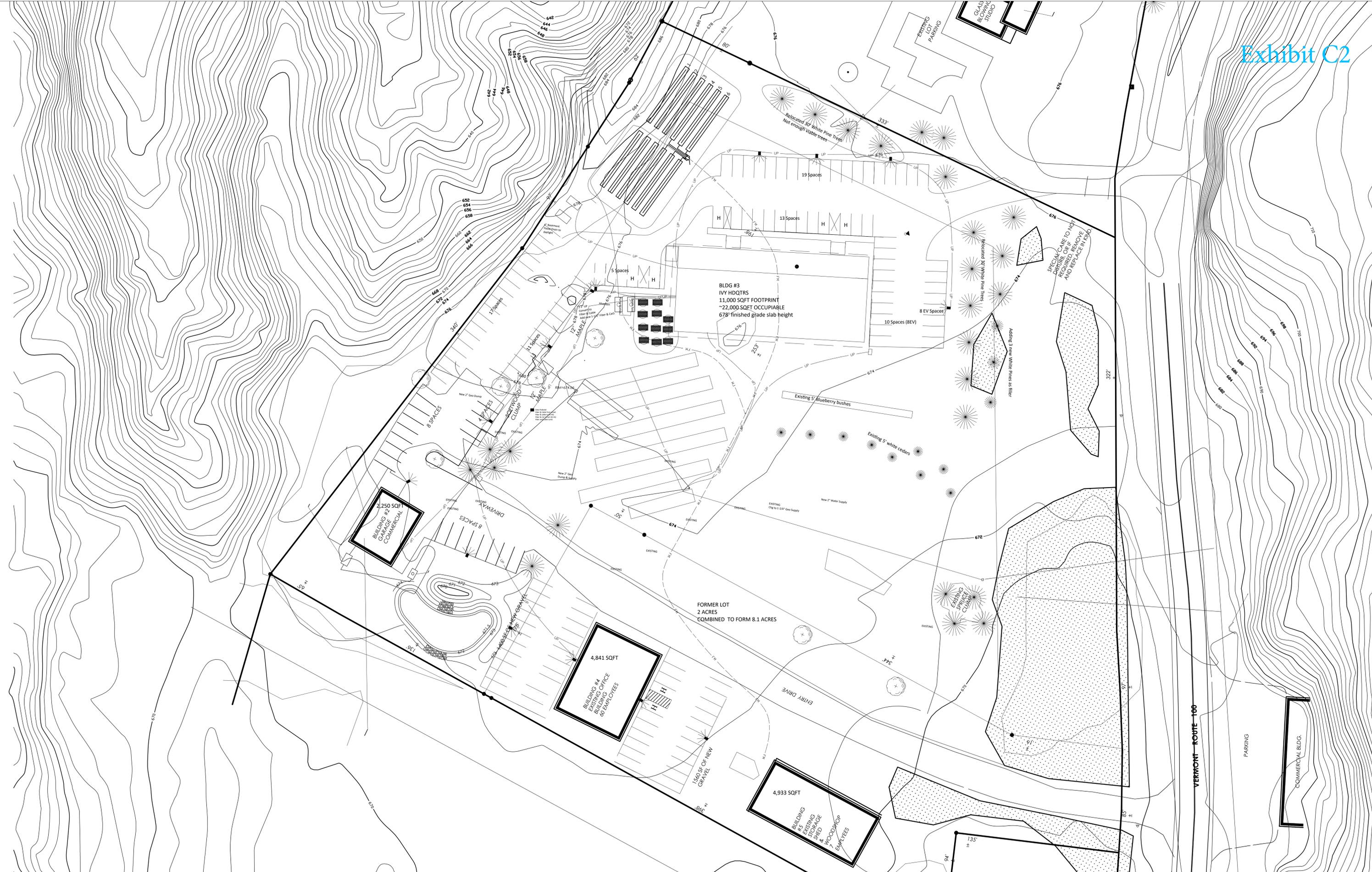


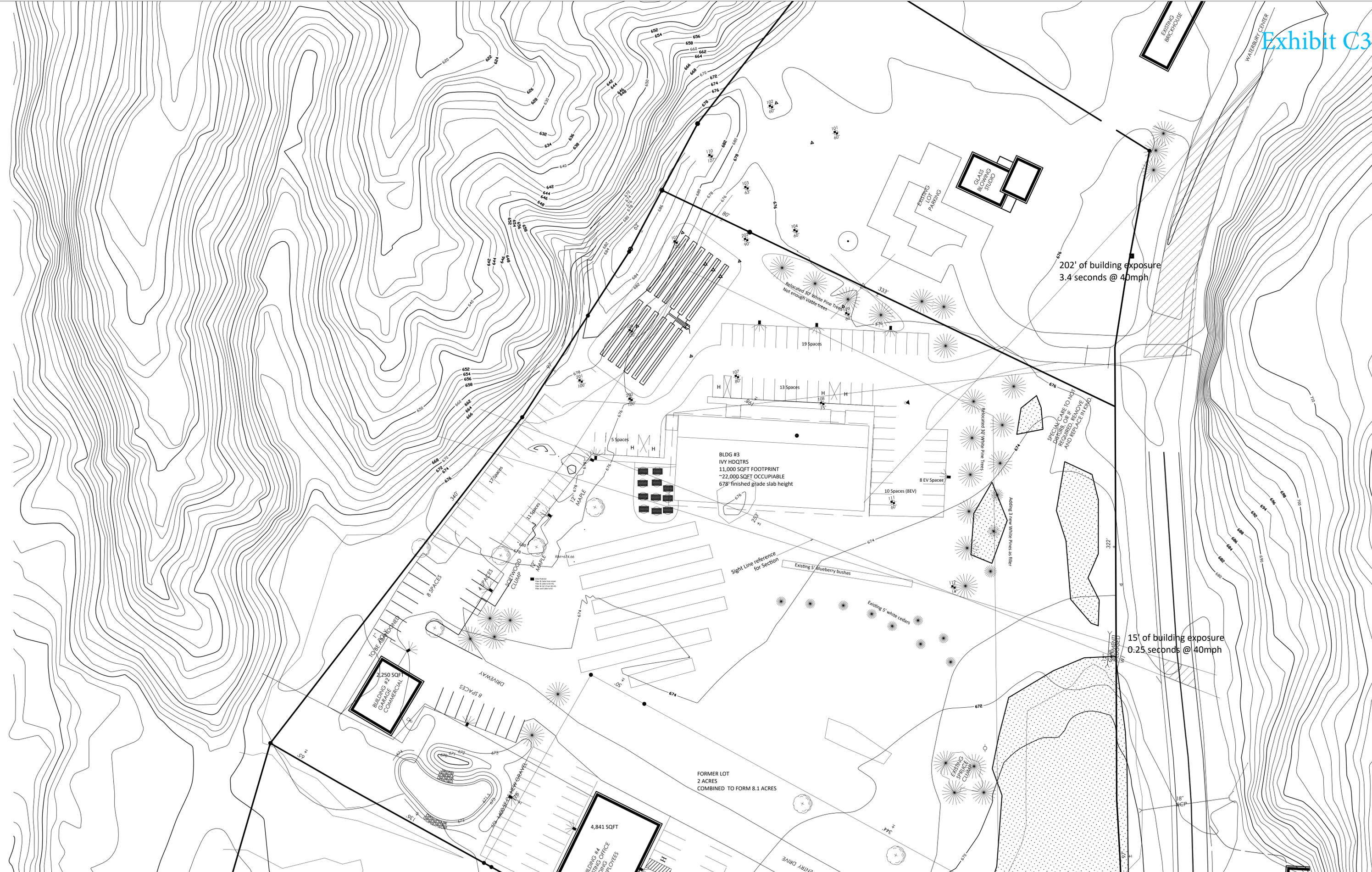
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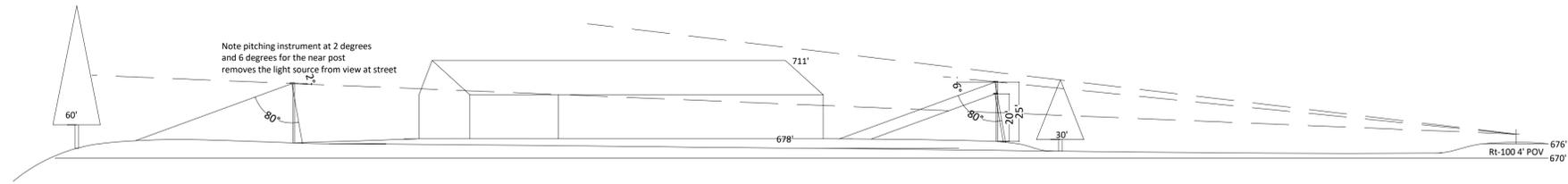
1 inch = 125 Feet

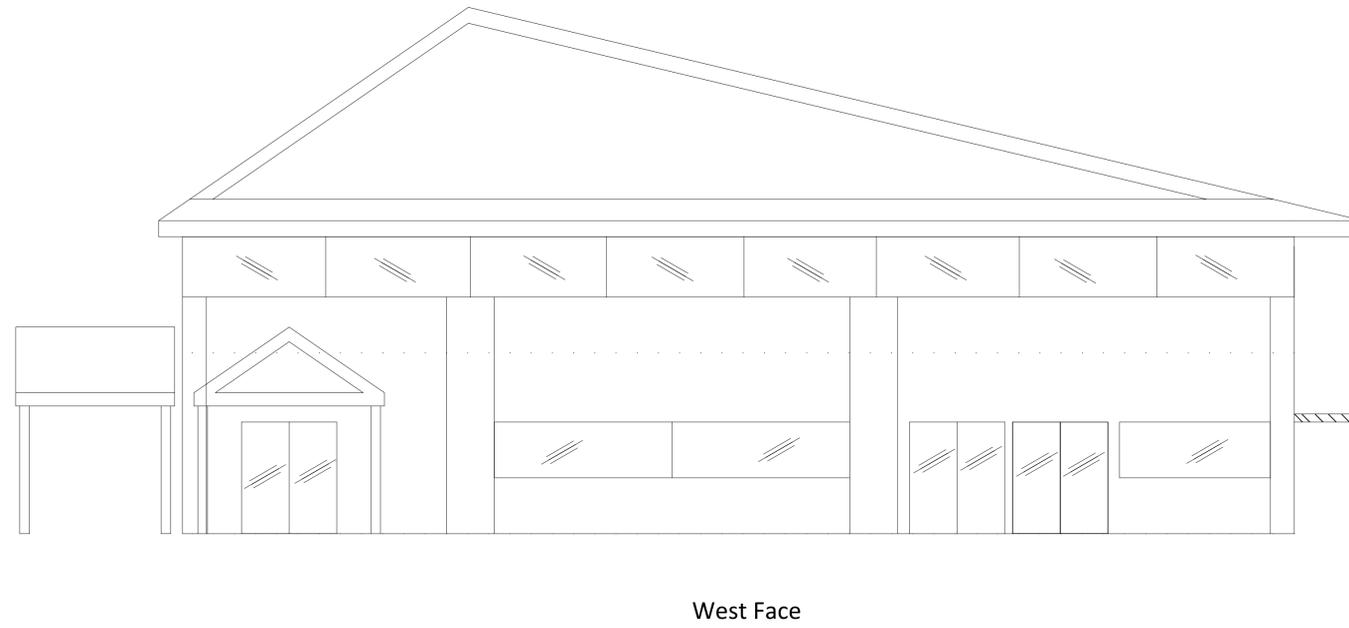
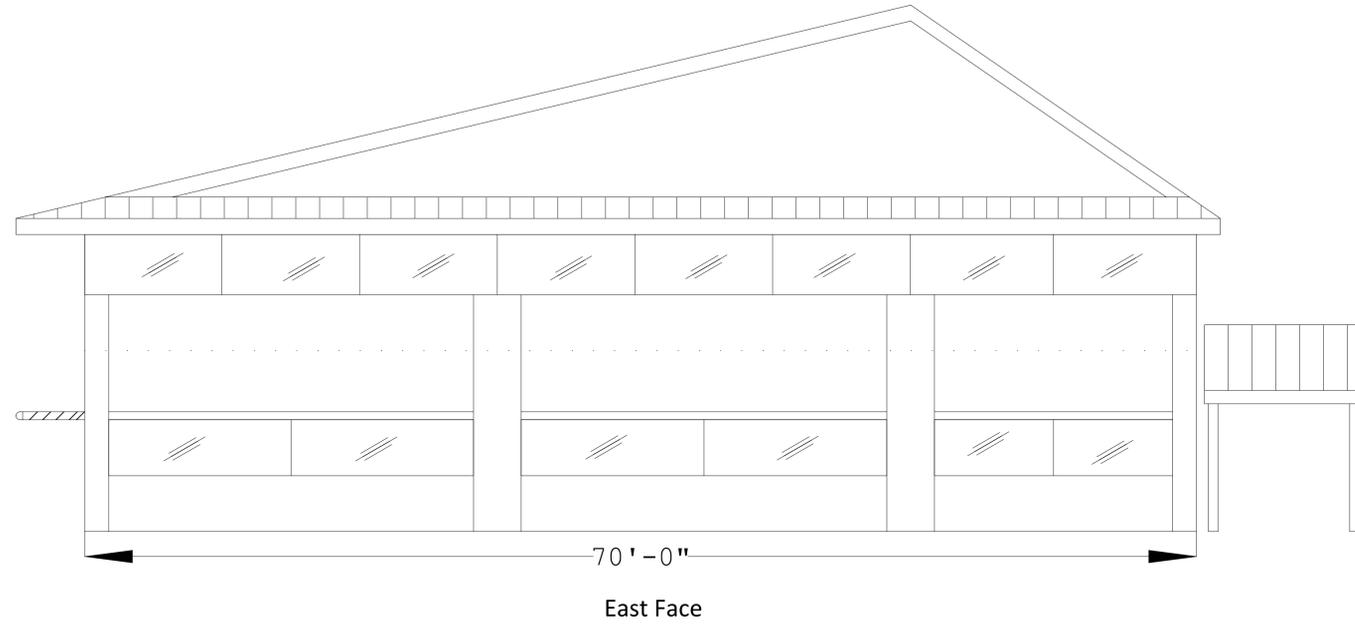


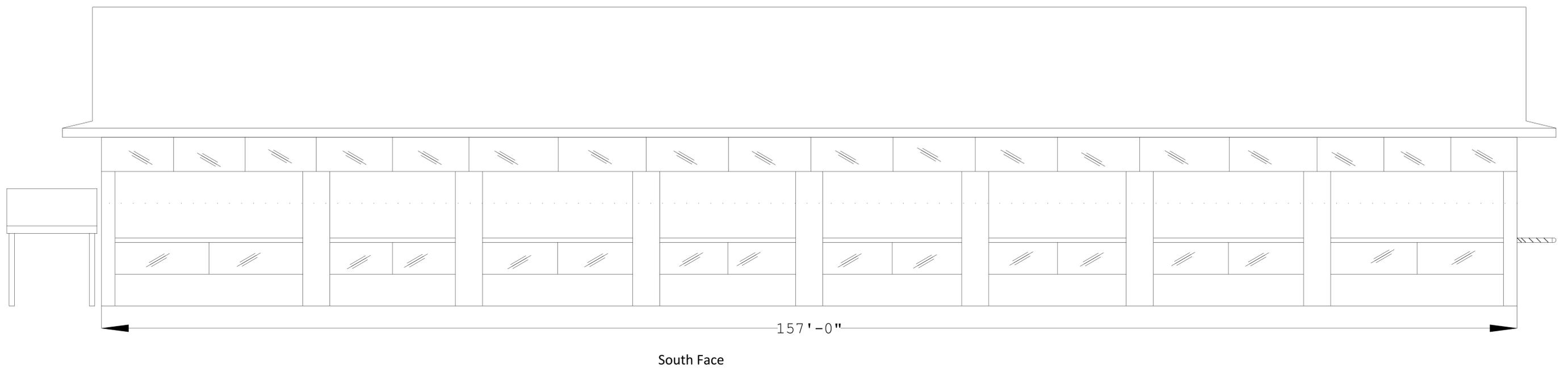
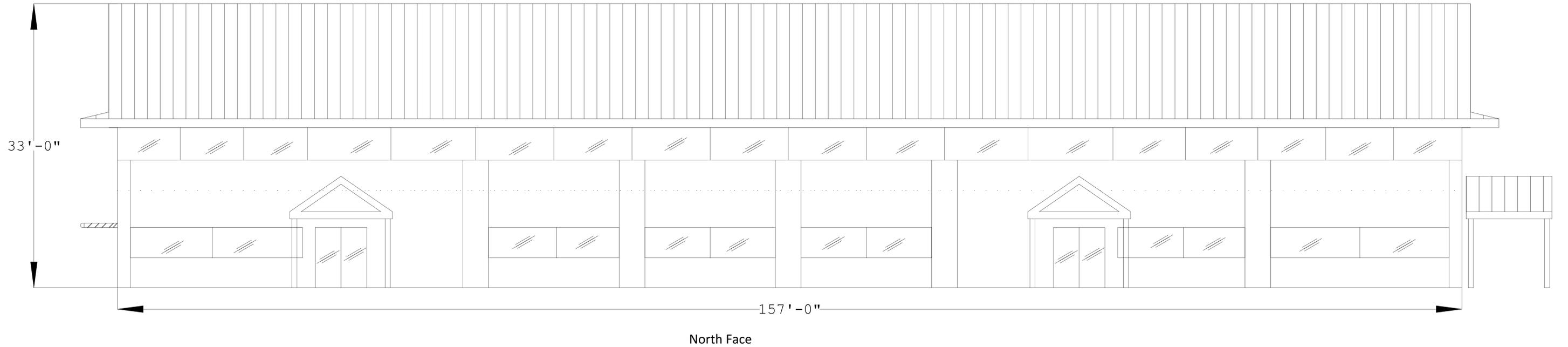
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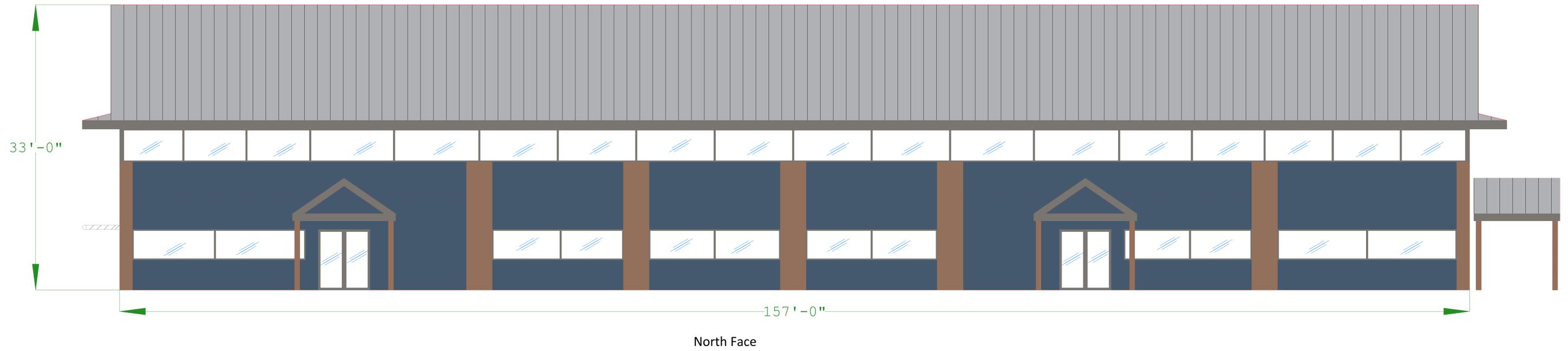


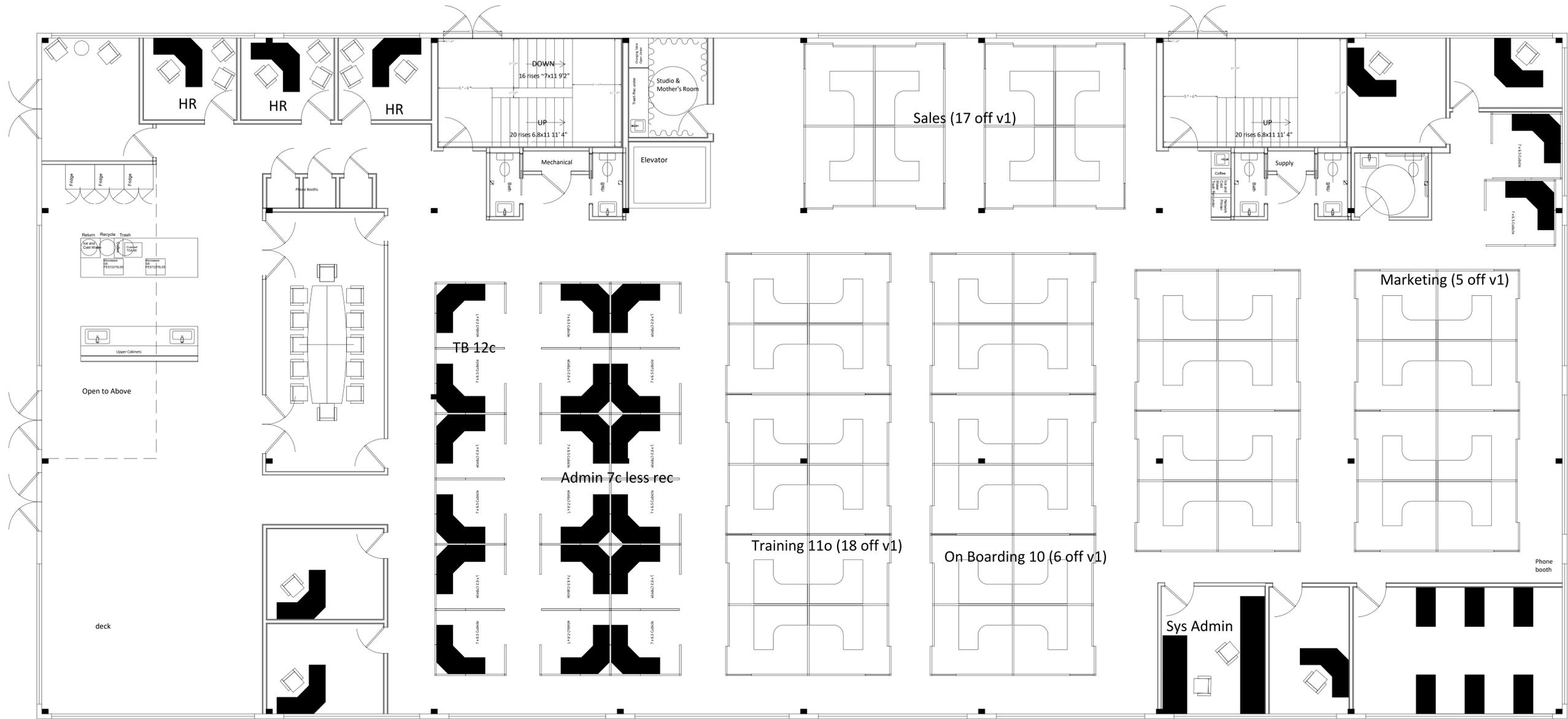




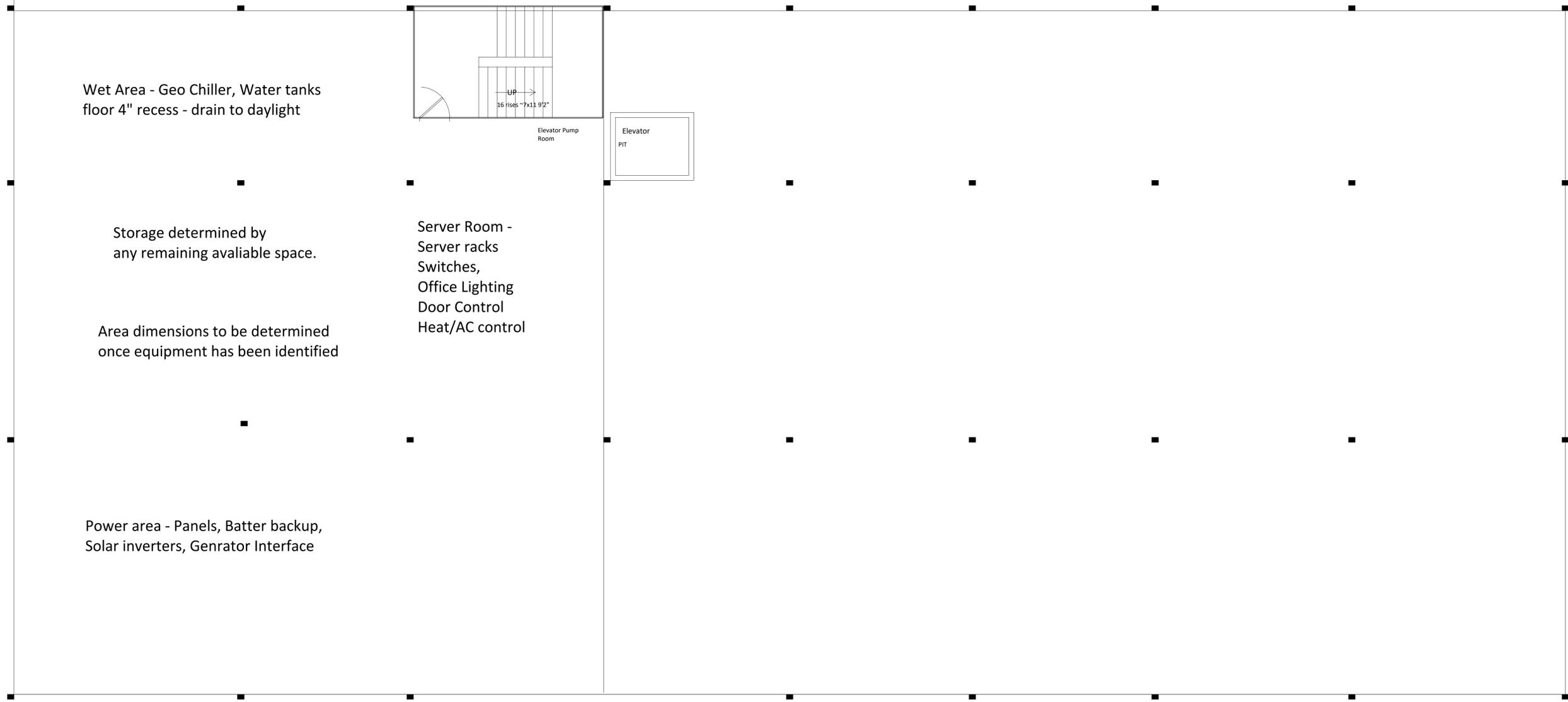








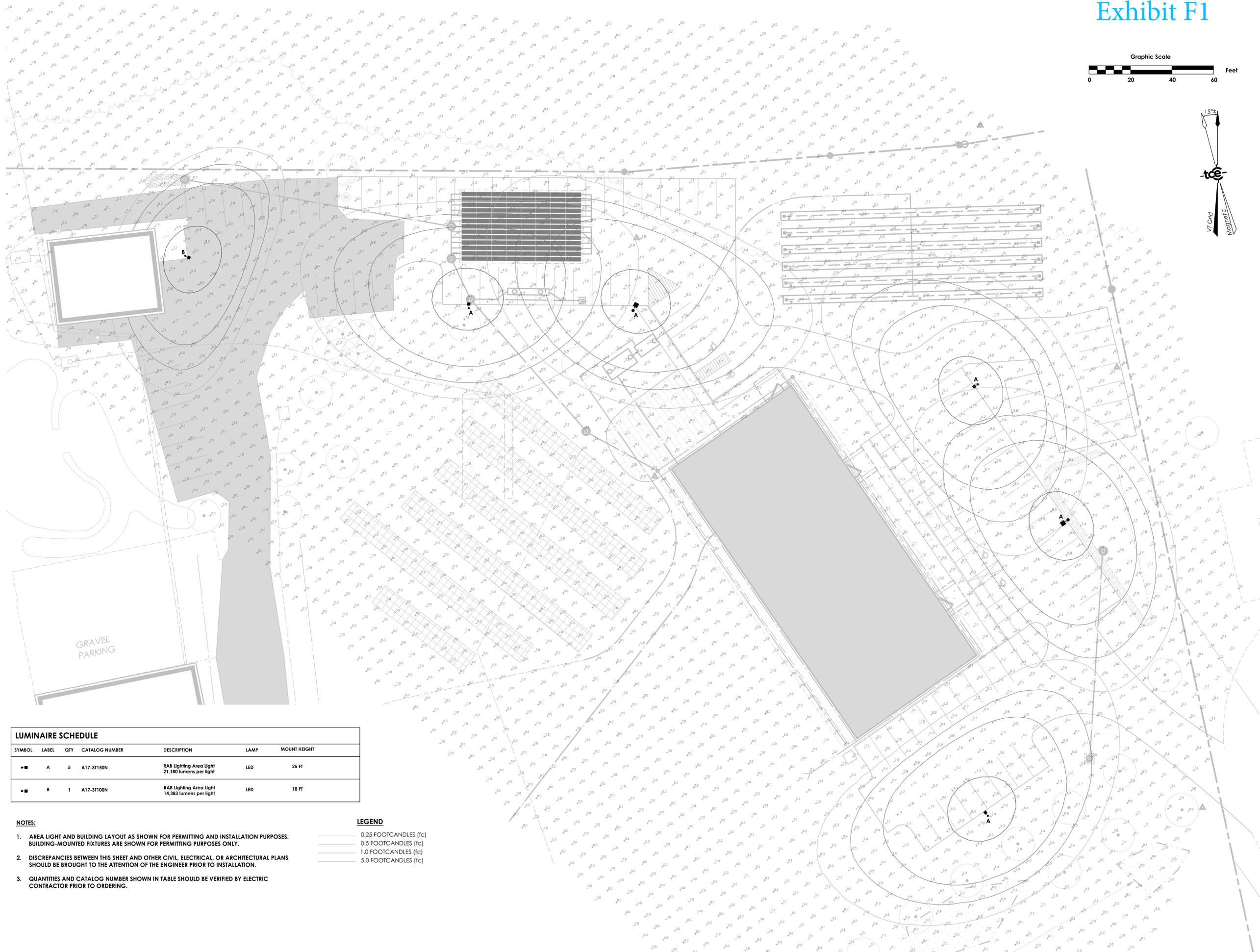
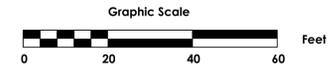
First Floor



Basement



Revisions	No.	Description	Date	By



SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	MOUNT HEIGHT
●	A	5	A17-3T150N	RAB Lighting Area Light 21,180 lumens per light	LED	25 FT
●	B	1	A17-3T100N	RAB Lighting Area Light 14,383 lumens per light	LED	18 FT

- NOTES:**
- AREA LIGHT AND BUILDING LAYOUT AS SHOWN FOR PERMITTING AND INSTALLATION PURPOSES. BUILDING-MOUNTED FIXTURES ARE SHOWN FOR PERMITTING PURPOSES ONLY.
 - DISCREPANCIES BETWEEN THIS SHEET AND OTHER CIVIL, ELECTRICAL, OR ARCHITECTURAL PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO INSTALLATION.
 - QUANTITIES AND CATALOG NUMBER SHOWN IN TABLE SHOULD BE VERIFIED BY ELECTRIC CONTRACTOR PRIOR TO ORDERING.



- SPAN: 696-221-12017
- Use of These Drawings
- Unless otherwise noted, these Drawings are intended for preliminary planning, coordination with other disciplines or utilities, and/or approval from the regulatory authorities. They are not intended as construction drawings unless noted as such or marked approved by a regulatory authority.
 - By use of these drawings for construction of the Project, the Owner represents that they have reviewed, approved, and accepted the drawings, obtained all necessary permits, and have met with all applicable parties/disciplines, including but not limited to, the Engineer and the Architect, to insure these plans are properly coordinated including, but not limited to, contract documents, specifications, owner/contractor agreements, building and mechanical plans, private and public utilities, and other pertinent permits for construction.
 - Owner and Architect, are responsible for final design and location of buildings shown, including an area measured a minimum five (5) feet around any building and coordinating final utility connections shown on these plans.
 - Prior to using these plans for construction layout, the user shall contact TCE to ensure the plan contains the most current revisions.
 - These Drawings are specific to the Project and are not transferable. As instruments of service, these drawings, and copies thereof, furnished by TCE are its exclusive property. Changes to the drawings may only be made by TCE. If errors or omissions are discovered, they shall be brought to the attention of TCE immediately.
 - It is the User's responsibility to ensure this copy contains the most current revisions.



Project Title

Ivy Ventures
 2933 Waterbury-Stowe Road
 Waterbury Ctr., Vermont

Sheet Title

Lighting Plan

Date:	5/25/2022
Scale:	1" = 20'
Project Number:	21-289
Drawn By:	MMI
Project Engineer:	JPP
Approved By:	JPP
Field Book:	

Exhibit F2

Application 1: Outdoor Area Street Lighting for Stadium Roadways

Application 2: IP65 Waterproof Led Shoebox Light

UPC: Does not apply

【2020 Upgrade New Version】 - The 200w parking lot lights bring 28000LM with SMD3030 chips. Up to 140lm/watt, AC 100-277V universal voltage and 150°beam angle. 5000K color temperature of lighting is a nice choice for street light illumination. Anti-shock, anti-moisture, no glare, no strobe light, no ghosting, protecting your eyes.

【Energy saving】 - The shoe box light fixture uses high-efficiency LED chips SMD3030 which can reach 130Lm/w, Saving 75% electric bill instantly. High power factor >0.9, more than 50000hours lifespan. It can reduce your electricity running cost, meanwhile makes for a brighter and more sustainable lighting solution.

【Commercial Grade Material】 - This led street area lights are made of die-casting aluminum body with polyester powder-coated finish. The scientific design helps the exterior light post top to dissipate better, achieve the best use of the led lighting. IP65 waterproof and 6K high voltage surge protection for drying, wet environment, sandstorms, snowstorms, and harsh weather conditions.

【Wide Applications】 - The led shoebox light fixtures with Slip fitter mount give the lamp a adjustable lighting range and can be applied to a variety of outdoor scences, such as parking lots light, driveway light, front yard lights, city expressway, trunk/rustic road, factories, playground, school, gas station, courtyard, public park, walkway, exterior, driveway, store, farmyard, residential area light or any other commercial and industrial area.

【Certified And Warranty】 -- The outdoor security light is UL Listed and DLC verified for safety and rebate eligibility. 5 Years warranty direct from us. Any problem or question, please feel free to contact us. We will response within 24hrs.

★★★ Specifications

- Rated Wattage: 200W
- Luminous Flux: 28000Lm
- Input Voltage : AC100-277V
- Color Temperature: 5000K
- Protection Grade: IP65
- LED Type : SMD3030
- Material : Die-casting Aluminum + PC
- Beam Angle: TYPE III 80X150degree
- Working temperature: -29°F-113°F
- Efficiency of power supply > 0.9
- Installation: Slip Fitter Mount
- Average Lifetime : More than 50000 hours
- Limited Warranty: 5 Years

Exhibit F3

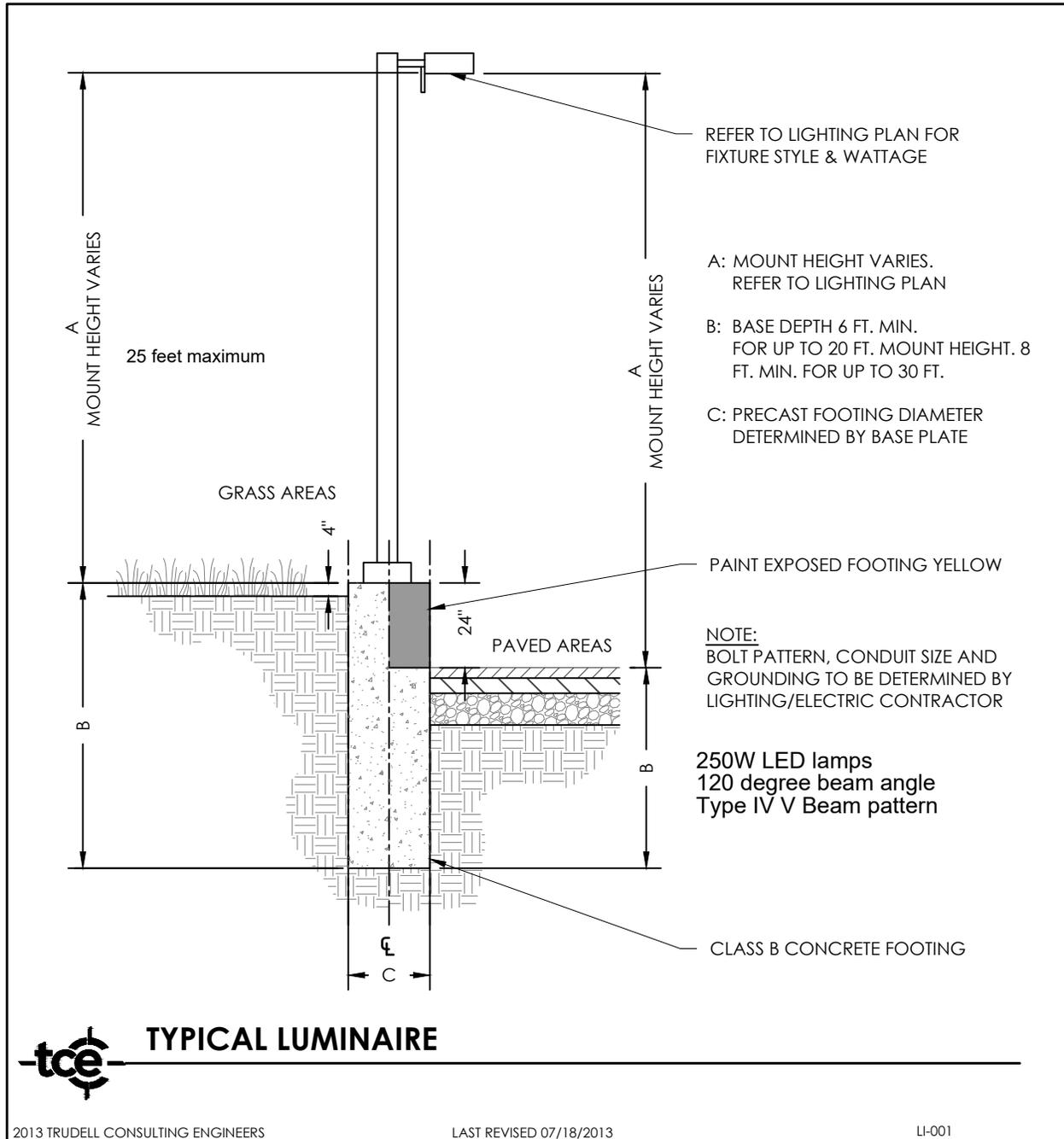


Exhibit F4

LED Area Light Shoebox 200 Watt Outdoor Parking Lot Lights IP65 Waterproof 5000K



Condition:

New: A brand-new, unused, unopened, undamaged item in its original packaging (where packaging is ... Read more about the condition

Brand: KUKUPPO

MPN: Does Not Apply

Model: NG-NSB-200W

Power Source: Plug In Electric

Material: Aluminum

Bulb Type: LED

Max. Bulb Wattage: 200W

IP rate: IP65

Lumens: 28000LM

LED Chip Code: SMD3030

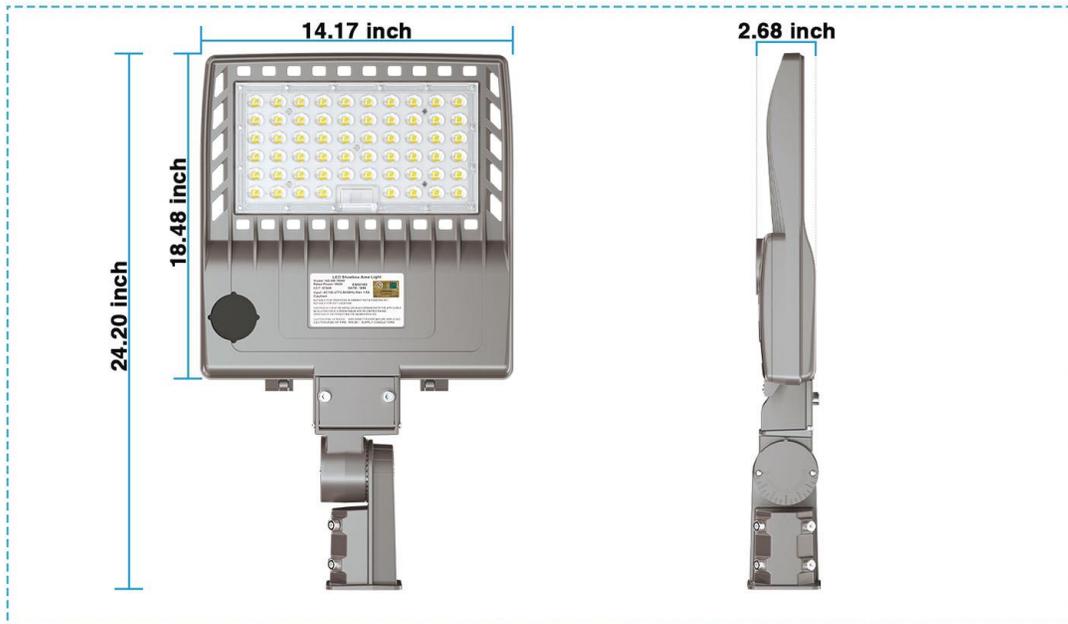
Input Voltage: AC100-277V

Installation: Slip Fitter mount

Color Temperature: 5000K

Exhibit F5

Dimensions



- Vegetation berm
 - Earlier drawings did not include the white cedars and blueberries
 - 1 picture is enclosed below that shows them.
 - The white cedars are young, but will grow to create added screening
 - Also, the effect of a berm could only be seen by people on the site.
 - We feel that the existing vegetation will satisfy this request.

Photos:



View North bound at the main driveway entrance.



View North bound at the end of the wetland. You can see the obscuring effect of the relocated trees. As explained above we will also add 3 younger white pines roughly at the center of the picture.



Also North bound. You can see the obscuring effect of the relocated trees. As explained above we will also add 3 younger white pines roughly at the center of the picture. You can also see the young white cedars at the left.



South bound at the northern entry. The obscuring effect of the relocated trees can be seen.



Taken on the property in front of the red building (first on the left coming into the drive). The relocated pines can be seen at the right. The young white cedars (currently 4-5 ft) can be seen in the foreground. The mature height of the cedars is 40-50 ft. The blueberries are behind the cedars, but difficult to see in the picture. It should be noted that this view only exists if you are on the property, and is not available to the public, unless they have come onto the property. We feel that this will satisfy the intention of the vegetation berm.